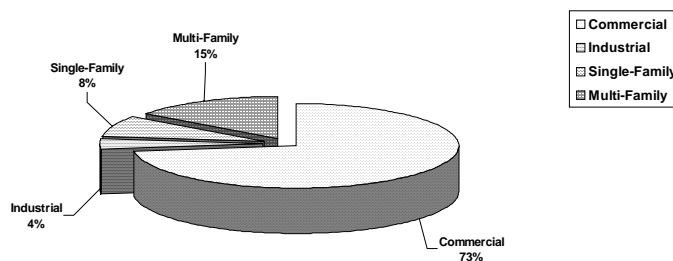


## **CITY OF GRAPEVINE 2007 ECONOMIC UPDATE**

Grapevine remains one of the most dynamic communities in the Dallas/Fort Worth region. Grapevine's population increased 67% from 29,202 in 1990 to 48,744 in 2006. Grapevine's rapidly growing population is attributed to several factors, including the city's proximity to developing employment centers, high quality housing in well planned subdivisions and a school district ranking high in academic achievement. Grapevine's commercial and industrial success is reflected in its current estimated daytime population of 131,893. This estimate is projected to increase to 135,888 by 2009.

Grapevine continued to experience explosive growth in development in 2006. The total for the major categories of Commercial, Industrial, Multi-Family and Single-Family was \$248,645,014 million. An additional \$9,270,657 was permitted for church and government uses. Of these major categories, commercial construction was approximately 73% of the total with industrial accounting for 4%, multi-family totaling 15% and single-family accounting for 8%. The relative percentages are shown below.

### **2006 Construction Values**



Source: City of Grapevine Building Permit Records

The following commercial and industrial projects were permitted in 2006:

### **2006 Commercial and Industrial Projects**

<b>Project</b>	<b>Address</b>	<b>Square Feet</b>	<b>Construction Value</b>
NSA Corporation	932 Jean St.	3,000	\$240,000
Global Sky Office Plaza	520 E. Northwest Hwy.	11,290	\$675,000
Bank of The West	108 W. Northwest Hwy.	3,366	\$412,900
Verizon Wireless	1400 William D. Tate Ave.	5,200	\$650,000
Great Wolf Lodge	1400 State Highway 26	546,900	\$82,200,000
Pediatric Dermatology	1325 W. Northwest Hwy.	4,028	\$626,086
Farhat Plaza	3549 Grapevine Mills Pkwy.	17,499	\$1,014,942
Bob's Chop and Steak House	1255 S. Main St.	8,421	\$3,000,000
LA-Z-BOY	3450 Grapevine Mills Pkwy.	14,664	\$975,000
Timberline Office Park	2750 William D. Tate Ave.	5,975	\$313,311
Chicken Express	828 E. Northwest Hwy.	2,941	\$300,000
Vineyards North	4101 William D. Tate Ave.	25,100	\$2,200,000
Esprea Animal Products	3250 Stone Myers Pkwy.	15,000	\$500,000
Cracker Barrel	2700 Grapevine Mills Pkwy.	11,531	\$807,300
Industrial Shell Building	4251 State Highway 121	185,611	\$4,683,950
Grapevine on Main	925 S. Main St.	492,021	\$19,500,000
Agape World Group Warehouse	923 Minters Chapel Rd.	13,192	\$500,000
Ethicus Healthcare	4201 William D. Tate Ave.	61,614	\$12,000,000
L.A. Fitness	3200 Grapevine Mills Pkwy.	45,000	\$4,800,000
Woodland Office Building	4400 State Highway 360	34,870	\$5,000,000
Grapevine Station (Office)	1026 Texan Trail	27,600	\$2,300,000
Grapevine Station Corner	960 E. Northwest Hwy.	49,534	\$3,996,511
Uncle Julio's	1301 William D. Tate Ave.	9,109	\$2,655,000
Horchow	3000 Grapevine Mills Pkwy., #229	10,500	\$1,000,000
<b>2006 Total</b>		<b>1,603,966 s.f.</b>	<b>\$150,350,000</b>

### **Major Impact Projects**

A number of notable projects were either planned or developed in Grapevine in 2006. The major impact projects are as follows:

- ♦ **Great Wolf Lodge** – In 2006, Great Wolf Resorts, Inc. began construction of a \$60 million 400 room Great Wolf Lodge at the southeast corner of Texan Trail and State Highway 26. This development will initially include 400 rooms, a 70,000 square foot indoor water park and 10,000 square feet of conference space.

**Great Wolf Lodge is a major family resort destination known for their indoor water parks, cabin style rooms, restaurants and arcades. This major tourist venue can accommodate large families and primarily targets regional patrons seeking mini-vacations. There are currently seven Great Wolf Lodges in the mid-west and Canada. Grapevine's Great Wolf Lodge will be the first constructed within the southwest. Great Wolf chose Grapevine due to its unique character, family friendly orientation and rapidly growing tourist market. Great Wolf Lodge is scheduled to open for business in November, 2007.**



### Great Wolf Lodge Under Construction

- ♦ **Epicentre** – The Epicentre is proposed to be a cluster of three upscale restaurants on a five-acre site on South Main Street, north of State Highway 114. Bob's Steak and Chop House, an upscale steak restaurant, began construction on this site in 2006 and is scheduled to open in 2007. Fireside Pies, a trendy Italian restaurant was approved in 2006 as the second restaurant on this site.



Bob's Steak and Chop House

- ♦ **Grapevine Station** – In 2006 Grapevine Station began construction of a 25,000 square foot shopping center at the southwest corner of the intersection of Texan Trail and State Highway 26. This center will be in proximity to Gaylord Texan and directly across Texan Trail from the Great Wolf Lodge. It is anticipated that this center will develop with a mix of dining, entertainment and shopping options for local residents and tourists. Two

of the new tenants will include Starbucks and Northstar Bank

- ♦ Lone Star Crossing – This new 120,000 square foot shopping center continued to develop in 2006 with the opening of Cracker Barrel Restaurant, Lay Z Boy Furniture, Quizno's Restaurant, Subway, Cartridge World, L.A. Fitness and a Mattress Firm store. The Midnight Rodeo country-western club is planned to open in Fall of 2007. Lone Star Crossing is located directly east of Grapevine Mills Mall, at the northeast corner of Grapevine Mills Parkway and State Highway 121.



Cracker Barrel Restaurant



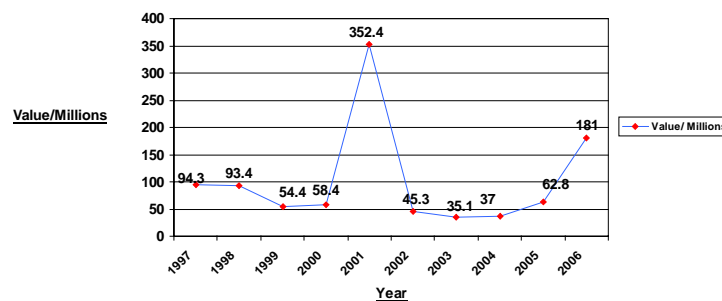
LA Fitness – Under Construction

- ◆ **Grapevine on Main Street** – This six acre development is the first mixed-use project in Grapevine, consisting of 250 multi-family units and 20,000 square feet of retail and office. It is strategically located at the southwest corner of Dallas Road and Main Street. Grapevine on Main Street will be a powerful addition to Main Street.

### **Commercial Construction**

Commercial development accounted for a major portion of total development in 2006. Commercial construction, including additions and finish-outs, totaled \$181 million. A list of all major projects can be found on page 2.

### **Total Commercial Improvements**

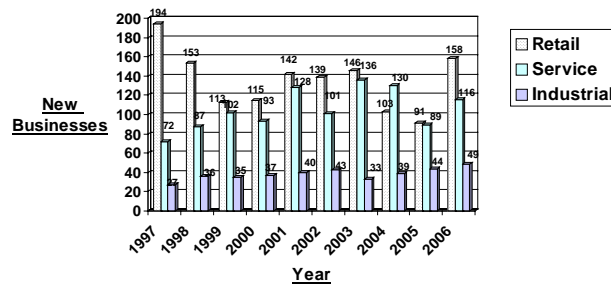


Source: City of Grapevine Building Permit Records



The Grapevine Mills Mall and other dynamic retail centers in Grapevine continued to trigger growth in the small business sector of Grapevine's economy. There were 158 new retail businesses, 116 new service businesses and 49 new industrial businesses in 2006. More information on new business starts is shown on pages 7, 8, 9, 10 and 11.

### Small Business Starts



Source: City of Grapevine Certificates of Occupancy

### **New 2006 Retail Businesses**

#### *Retail (Except Grapevine Mills Mall)*

<u>Name</u>	<u>Address</u>
A Touch of Grace	418 E. Northwest Hwy.
Amelia's	1501 Gaylord Tr., #1
Angels Attic	1635 W. Northwest Hwy.
Artiste	1501 Gaylord Tr., #1
Ashlin's	413 S. Main St.
Biker Alley	421 S. Main St.
Body Clone	630 S. Main St., #100
Boss Resurfacing	321 E. Northwest Hwy.
Budget Blinds Mid Cities	120 N. Dooley St., #B
Buon Giorno Coffee	2350 Hall Johnson Rd., #100
Bushels and Baskets	1501 Gaylord Tr., #1
Cartridge World	3100 Grapevine Mills Pkwy., #102
Crestone Bakery	800 Industrial Blvd.
Don Davis Nissan	1401 W. State Hwy. 114
Edible Arrangements	124 N. Main St.
Elegant Furniture	2350 Hall Johnson Rd., #130
Freeze Frame	1501 Gaylord Tr., #1
Good Things For All Seasons	415 S. Main St.
Grapevine Doll and Gift Shop	411 S. Main St.
Holy Grounds	336 S. Main St., #A
Johnson Donut	2350 Hall Johnson Rd., #135

<b>Lone Star Sundry</b>	1501 Gaylord Tr., #1
<b>Mattress Firm</b>	3300 Grapevine Mills Pkwy., #102
<b>Office Depot</b>	1501 Gaylord Tr., #2
<b>Old Hickory Wine Shop</b>	1501 Gaylord Tr., #1
<b>Ooh La La</b>	408 S. Main St.
<b>Passion Lighting</b>	1649 W. Northwest Hwy.
<b>Respiratory Plus</b>	1469 W. State Hwy. 114, #602
<b>Rick Rack Market</b>	336 S. Main St., #A
<b>Rick's Hardware</b>	1102 E. Dallas Rd., #250
<b>Shophe on Main St.</b>	603 S. Main St., #303
<b>Signatures</b>	501 Gaylord Tr., #1
<b>Simply Celebrations</b>	426 S. Main St.
<b>Solunet</b>	1400 W. Northwest Hwy., #280
<b>Sona Medspa</b>	1235 S. Main St., #150
<b>Southwest Spirit</b>	1501 Gaylord Tr., #1
<b>The Harvest Moon</b>	530 S. Main St.
<b>Unicom Wireless</b>	1244 William D. Tate Ave.
<b>Verizon Wireless</b>	1400 William D. Tate Ave.
<b>West Walnut Hill Paint</b>	804 E. Northwest Hwy.
<b>Willow Cottage</b>	326 S. Main St.
<b>Willow Creek</b>	1501 Gaylord Tr., #1
<b>Wine Styles</b>	2350 Hall Johnson Rd., #120

***Retail - Grapevine Mills Mall***

<b>3D Puzzle</b>	<b>Antique Angle</b>	<b>At Last</b>
<b>Back Pack Corner</b>	Bethel	Blacksmith Leather
<b>Blind Dog Inc.</b>	Body Design	Caleb Hogan Music
<b>Calendar Club</b>	Cancun Market	Carousel of Crafts
<b>Cartridge World</b>	Cellular USA	Claire's
<b>Cliphanger</b>	Cowgirl Posse	Disney Store
<b>Driver ED In a Box</b>	El Tumi Productions	Eye Candy
<b>Flip N Flops</b>	Go The Games	Godiva Chocolatier
<b>Gravedigger Race Shop</b>	Great American Cookies	Gymboree Outlet
<b>Hallmark</b>	Halloween Bootique	Halloween Bootique
<b>Happy Feet</b>	Hat Junction	Hickory Farms
<b>His Highness Jewlery</b>	Home Décor Outlet	Identity
<b>Italian Steam</b>	Italian Steam	Itz A Puzzle
<b>Kids Footlocker</b>	Kids In Swings	LA Trend
<b>Lady Footlocker</b>	Lavish Designs	Little Bethlehem
<b>M.C. Snowcones</b>	Marianne	Mini Pet Shop
<b>Mini Pet Shop II</b>	Moonstone	N.Y. Shades
<b>Name the Frame</b>	National Team Sports	New Fair Lady
<b>Nike Factory Store</b>	On My Own	Perfume Gallery
<b>Purse World</b>	Re-Bath North Texas	Reddish Blink
<b>Relaxation Station</b>	Rollaway	Romaye Collection
<b>Sash Formal</b>	Scentation II	Seduction
<b>Seen It On TV</b>	Signature Silver	Silk Multiwear
<b>Snow Powder</b>	Solarex	Sports Cart



<b>Squirmels R Fun</b>	Squirmels R Rack	Sritha Fashions
<b>Stars and Legends</b>	Studio One to One	Super Shammy
<b>Texas Souvenir</b>	That's Cool	The Children's Place
<b>Ties 4 U</b>	Trends Too	T-Shirts Zone 3
<b>Wade Adventure Rides</b>	Watch Gallery	White Christmas
<b>Wiggle Racers</b>		

### ***Restaurants***

<b><u>Name</u></b>	<b><u>Address</u></b>
<b>Ama Lur</b>	1501 Gaylord Tr., #1
<b>Biscuits Café</b>	322 S. Park Blvd.
<b>Blue Aguave</b>	413 S. Main St.
<b>Cowamongus Café</b>	860 Mustang Dr., #100
<b>Cups and Cones</b>	1501 Gaylord Tr., #1
<b>El Paisa Taqueria</b>	2638 William D. Tate Ave.
<b>Flips Patio Grill</b>	415 W. State Hwy. 114
<b>Java Coast</b>	1501 Gaylord Tr., #1
<b>Lazy Bones</b>	120 E. Worth St.
<b>Main Street Blues Room</b>	814 S. Main St.
<b>Mr. Jim's Pizza</b>	230 N. Main St.
<b>Old Hickory</b>	1501 Gaylord Tr., #1
<b>Papa Murphy's</b>	2350 Hall Johnson Rd., #115
<b>Pool Bar and Grill</b>	1501 Gaylord Tr., #1
<b>Quizno's</b>	3100 Grapevine Mills Pkwy., #101
<b>Riverwalk Café</b>	1501 Gaylord Tr., #1
<b>Silver Bar</b>	1501 Gaylord Tr., #1
<b>Sonic Restaurant</b>	3510 Grapevine Mills Pkwy.
<b>Subway</b>	3300 Grapevine Mills Pkwy., #104
<b>Taqueria El Gordo</b>	3125 Ira E. Woods Ave.
<b>Texan Station</b>	1501 Gaylord Tr., #1
<b>Thai Riverside</b>	2100 W. Northwest Hwy., #210
<b>Tolbert's</b>	423 S. Main St.
<b>Whata Grill</b>	2100 W. Northwest Hwy., #205
<b>Wings Pizza and Things</b>	1208 William D. Tate Ave.

### ***Service Businesses***

<b><u>Name</u></b>	<b><u>Address</u></b>
<b>1 Main Place Salon</b>	1021 S. Main St., #102
<b>121 Community Church</b>	840 Mustang Dr.
<b>A.D. Gray Chiropractic</b>	4100 Heritage Ave., #104
<b>Abba Staffing</b>	1637 W. Northwest Hwy.
<b>Airpot Lighting Systems</b>	931 S. Church St.
<b>Akin Construction</b>	2250 Pool Rd., #204
<b>Allied Home Mortgage</b>	1452 Hughes Rd., #262
<b>Ambassador Apartments</b>	2400 Timberline Dr.
<b>American Bond Service</b>	1063 E. Northwest Hwy., #850
<b>American Debt Control</b>	4821 Merlot Ave., #210
<b>American Realty</b>	2260 Pool Rd., #200

<b>American Warranty</b>	1290 S. Main St., #112
<b>Ashley Automotive Repair</b>	401 W. Dallas Rd.
<b>Austin Ranch</b>	2009 Anderson Gibson Rd.
<b>Autumn Leaves of Grapevine</b>	2501 Heritage Ave.
<b>Axiom Energy</b>	4831 Merlot Ave., #310
<b>Back Yard Fantasies</b>	326 E. Northwest Hwy.
<b>Bikers Against Drunk Drivers</b>	3000 Grapevine Mills Pkwy., #K128
<b>Bluegreen Getaway</b>	3000 Grapevine Mills Pkwy., #K10B
<b>Calvary Fellowship</b>	3500 William D. Tate Ave., #300
<b>Capital Title</b>	4101 William D. Tate Ave., #210
<b>Carthorne Constructors</b>	400 N. Main St., #105
<b>Century 21</b>	4101 William D. Tate Ave., #100
<b>Chris Car Care</b>	846 E. Northwest Hwy., #B
<b>CNP</b>	4101 William D. Tate Ave., #235
<b>Compass Bank</b>	1205 S. Main St.
<b>Comprehensive Family Med.</b>	1280 S. Main St., #106
<b>Comprehensive Women's Health</b>	1650 W. College St., #1101
<b>Corliss Stone-Littles</b>	2200 Pool Rd., #206
<b>Crystal Nails</b>	2140 Hall Johnson Rd., #103
<b>Daniel and Stark</b>	4821 Merlot Ave., #230
<b>Data Logic Service</b>	720 Industrial Blvd., #300
<b>Day Spa Nails</b>	2350 Hall Johnson Rd., #125
<b>Deluxe Nail and Spa</b>	4010 William D. Tate Ave.
<b>Dore Achievement</b>	4851 Merlot Ave., #530
<b>Dove Nails</b>	1115 W. Northwest Hwy.
<b>Dr. Drinkard</b>	2020 W. State Hwy., #220
<b>Dr. Kotsanis</b>	2020 W. State Hwy., #260
<b>E.I. Dupont</b>	1111 S. Main St., #200
<b>Ed S. Lair Insurance</b>	2250 Pool Rd., #100
<b>Edward Jones</b>	2030 Glade Rd., #264
<b>Esoterica Salon</b>	2100 W. Northwest Hwy., #207
<b>Family Pet Clinic</b>	303 W. Northwest Hwy., #A
<b>Farm Bureau Insurance</b>	1001 W. Northwest Hwy., #F
<b>Farmers Insurance</b>	2250 Pool Rd., #206
<b>Farmers Insurance</b>	2260 Pool Rd., #100
<b>Financial Business Solutions</b>	2250 Pool Rd., #102
<b>First Convenience Bank</b>	1601 W. State Hwy. 114, #103
<b>Fit After Fifty</b>	2350 Hall Johnson Rd., #110
<b>Freedom Pipeline</b>	1046 Texan Trail, #100
<b>Galaise Team</b>	318 N. Main St.
<b>Grace Food Pantry</b>	837 Walnut St.
<b>Grapevine Dental</b>	1015 W. Wall St.
<b>Green Light Driving Academy</b>	280 N. Main St.
<b>Gregg Automotive</b>	318 E. Northwest Hwy.
<b>Heritage Cleaners</b>	2350 Hall Johnson Rd., #140
<b>HMI Automation</b>	403 E. Wall St.
<b>Horizon Home Funding</b>	4101 William D. Tate Ave., #220
<b>Houston Staffor Electrical</b>	1100 E. Dallas Rd., #310
<b>I-Mobile Marketing</b>	2200 Pool Rd., #204
<b>Integris Staffing</b>	901 W. Wall St., #105
<b>Intellys Corp.</b>	621 W. College St.

<b>Intertech Fluid Power</b>	211 N. Dooley St.
<b>Ironwood Design Group</b>	316 E. Northwest Hwy.
<b>Jason Daboul DDS</b>	2800 William D. Tate Ave.
<b>Kharchitects</b>	313 W. Wall St., #100
<b>Kyco Energy</b>	815 W. Wall St.
<b>Lannom and Assoc.</b>	1200 S. Main St., #1400
<b>Lifesong Studio</b>	3105 Ira E. Woods Ave., #180
<b>Lone Star Nursing Center</b>	1005 Ira E. Woods Ave.
<b>Lyle Mortensen, CPA</b>	230 Park Blvd., #106
<b>Maciley Enterprises</b>	2200 Pool Rd., #101
<b>Main Street Medical Clinic</b>	1021 S. Main St., #101
<b>Manpower</b>	2011 W. Northwest Hwy., #100
<b>Marketing Strategies</b>	2555 Southwest Grapevine Pkwy.
<b>Maui Nails</b>	1659 W. Northwest Hwy.
<b>Milbern Ray &amp; Co.</b>	4831 Merlot Ave., #320
<b>Minuteman Press</b>	1619 W. Northwest Hwy.
<b>Mouton's Salon</b>	2021 Hall Johnson Rd.
<b>Mustang Graphics</b>	317 Jenkins St., #C
<b>North Texas Orthopedics</b>	2535 Ira E. Woods Ave.
<b>Northeast Tarrant Glass and Mirror</b>	515 E. Northwest Hwy.
<b>Optimal Health</b>	220 Park Blvd., #105
<b>Our Children's House</b>	1643 Lancaster Dr., #300
<b>Pennington Hill</b>	1010 Mustang Dr., #101
<b>PEO Logistics</b>	1025 S. Main St., #301
<b>Premier Bank</b>	1111 S. Main St., #108
<b>Premier Insurance</b>	901 W. Wall St., #104
<b>Premier Trailer Leasing</b>	412 S. Main St., #200
<b>Primero Foods</b>	120 N. Dooley St., #A
<b>Pristine Window Cleaning</b>	204 W. Dallas Rd.
<b>Professional Massage</b>	3000 Grapevine Mills Pkwy., #K21
<b>Proforma Destination Mkt.</b>	661 Industrial Blvd.
<b>Reichmann Petroleum</b>	1048 Texan Trail
<b>Restoration Physical Therapy</b>	2421 Ira E Woods Ave., #101
<b>Royal Restorations</b>	417 E. Dallas Rd.
<b>Russell Mitchell Insurance</b>	4101 William D. Tate Ave., #230
<b>S.S. Noah</b>	1900 S. Main St., #103
<b>Sam's Club Car Wash</b>	1703 W. State Hwy. 114
<b>SBAS</b>	2200 Pool Rd., #202
<b>Sepia Digital</b>	3000 Grapevine Mills Pkwy., #K12
<b>Sleep Healers</b>	4821 Merlot Ave., #240
<b>Spirentific</b>	4100 Heritage Ave., #103
<b>Students Standing Strong</b>	2909 Ira E. Woods Ave., #4B
<b>Super Supper</b>	230 E. College St.
<b>Texas Indoor Golf</b>	2040 N. State Hwy. 121
<b>Texas Medical Diagnostics</b>	210 Park Blvd., #105
<b>The Inspection Co.</b>	4101 William D. Tate Ave., #214
<b>Transwestern Publishing</b>	2560 Southwest Grapevine Pkwy.
<b>UAH Property Mgmt.</b>	1705 W. Northwest Hwy., #180
<b>United Apartment Group</b>	2651 Southwest Grapevine Pkwy.
<b>Vacation Tour and Travel</b>	3000 Grapevine Mills Pkwy., #K8
<b>Viewpoint Bank</b>	304 S. Park Blvd., #100

Wachovia  
Wallace Orthopedics  
Yeargan Construction

2401 Ira E. Woods Ave.  
1643 Lancaster Dr., #306  
1650 W. Northwest Hwy., #203

### **Main Street Commercial**

Historic Main Street in Grapevine continues to play a powerful and unique role in Grapevine's economy. In 2006, a number of new businesses such as American Warranty, Ashlin's, Biker Alley, Blue Aguave, Body Clone, Carthorne Constructors, Compass Bank, Comprehensive Family Med., E.I. Dupont, Edible Arrangements, E.F. Development, Galaise Team, Good Things for All Seasons, Grapevine Doll and Gift Shop, Green Light Driving Academy, Holy Grounds, Lannom and Associates, Main Street Medical Clinic, Mr. Jim's Pizza, Ooh La La, PEO Logistics, Premier Bank, Premier Trailer Leasing, Rick Rack Market, S.S. Noah, Shoppe on Main, Simply Celebrations, Sona Medspa, The Harvest Moon, Tolbert's and Willow Cottage all located on Main Street.



**Main Street Commercial**

### **Grapevine Mills Mall**

Grapevine Mills Mall opened in 1997 and continues to exceed all expectations. The mall specializes in value oriented retail, theme restaurants, casual dining and cutting-edged entertainment venues. The 1.5 million square foot mall contains over 200 stores and 30 kiosks. Grapevine Mills Mall attracts 13

million to 15 million shoppers per year and employs 1,500 people. In 2006, the Mall attracted 88 new businesses.



Grapevine Mills Mall

The Grapevine Mills Mall includes a number of major anchor stores such as the AMC 30 Theater, Bed Bath and Beyond, Books-A-Million, Burlington Coat Factory, Dr. Pepper Stars Center, Sega Gameworlds, Group USA, JCPenney Outlet Store, Marshall's, Saks Fifth Avenue Outlet, Old Navy, Sun and Ski Sports, Horchow and Virgin Megastore along with approximately 100 smaller retail and specialty stores. A significant restaurant and entertainment component rounds out the shopping experience at Grapevine Mills Mall. Entertainment and restaurant options include Sega Gameworlds, Rainforest Café, United Skate Parks of Dallas and AMC Theaters. A more complete list of new Grapevine Mills businesses is included on page 8 and 9.



Horchow

### ***Bass Pro Shops/Outdoor World***

Since its opening in 1998, Bass Pro Shops/ Outdoor World has been a regional and national attraction. This nationally renowned store contains a wide variety of sporting goods, boats, an indoor pistol, rifle and archery range, an indoor waterfall and a fishing pond. In addition to the vast offering of retail goods, customers are entertained with examples of aquatic life and displays of mountain lions, Alaskan moose and deer preserved and exhibited in their natural habitat. Customers also benefit from educational clinics, seminars and camping consumer shows.





Bass Pro Shops Outdoor World

### **Gaylord Texan Resort and Convention Center**

Gaylord Texan Resort and Convention Center was completed and open for business on April 2, 2004. Gaylord Texan Resort and Convention Center is a \$350 million resort on 77 acres along the south shore of Lake Grapevine. The Gaylord Texan contains 1,511 guestrooms including 141 suites and 400 thousand square feet of exhibit and meeting space. Also featured within the development is a four-acre atrium under glass containing restaurants, fitness centers and retail shops. Nearby, are the City's 27 hole golf course and the 18 hole Cowboy's golf course.

It is estimated that 500 thousand people visit the Gaylord Texan each year with 1,900 jobs being created. City consultants project total direct and indirect tax benefits of over \$66 million during the first 15 year period.

In 2006, Gaylord's new Glass Cactus restaurant and club opened. This 26,000 square foot restaurant and club provides a new and exciting dining and entertainment venue for Grapevine.



Gaylord Texan

### **Towne Center Development**

The Grapevine Towne Center development is a planned shopping center fronting onto State Highway 114 and located between Ira E. Woods Avenue and William D. Tate Avenue. This center is home to Target, Cost Plus, Haltom's Jewlery, Busy Body, Office Depot, Winfree Academy Charter School, Linens N Things, Ross Dress for Less, Starbucks, Hallmark, Jason's Deli, Petco, Jo Ann's, Men's Wearhouse, Cathrine's Plus Sizes, Famous Footwear, Luby's, Arby's, Jack in the Box, Mattress Giant, Cingular Wireless, Merle Norman, Eyemasters, Barbeques Galore and Coleman Bright Ideas For Your Home, Hot Spring Spas, Chuck's Restaurant, Mimi's Café, Respiratory Place, Scrub House, Motherhood Maternity. Property adjacent to Towne Center also continued to develop with the addition of Verizon, Taco Bell Restaurant, Grapevine Nursing and Rehabilitation Center and Bank One. Property northeast of Towne Center is planned for a medical park.



Towne Center Shopping Center

### **Vineyard Market Place**

The Vineyard Market Place Center is located at the northeast corner of Glade Road and State Highway 121. It contains a 61,000 square foot anchor space and adjacent retail sites totaling 49,600 square feet. Hobby Lobby holds the anchor spot in this center. Other businesses in this center include Bayley's Café (Announced), Edward Jones, Karate, Once Upon A Child, Sally Beauty Supply, Hallmark, Washington Mutual Title, Empress of China, Kim's Taylor, Danna Cola State Farm, I Fratelli, Mc Donald's, Shell, Floor Designs by Marshal Utley, Fantastic Sam's, H&R Block, Happy Donut Bakery, Viva Derm, Q2 Salon, Pro Nails 2, Quizno's Classic Subs, Vineyard Dental, Care Now, Kwik Kar Lube and Tune, Taco Bueno, Texas Imaging and Diagnostic Center and Candy Bouquet. Additional space is currently available in this high profile retail and service center.



Hobby Lobby

### **Tom Thumb Center**

The Tom Thumb site is located west of State Highway 121 and south of Hall Johnson Road. Blockbuster Video, Wells Fargo Banking Center, Wendy's, Cotton Patch Café, Cantina Laredo Restaurant, Toudanine's Fine Dry Cleaners, Wolf Camera, Delux Nails and Spa, Style America, The Snooty Pig Café, Home Depot Landscape Center and Bank of the West are also on or adjacent to the Tom Thumb site.



Tom Thumb Center



### **Hall Johnson Center**

The Hall Johnson Center is located at the northeast corner of Hall Johnson Road and Heritage Avenue. It was constructed in 2006 and has begun to fill with quality tenants. The new stores and service businesses in 2006 include Buon Giorno Coffee, Fit After 50, Papa Murphy's, Wine Styles, Day Spa Nails, Elegant Furniture, Donuts and Heritage Cleaners.



**Hall Johnson Center**

### **Grapevine Crossing**

Grapevine Crossing is anchored by a 45,000 square foot Best Buy retail store and a 61,000 square foot Academy Sports and Outdoors. Other tenants include Hibachi Sushi, Mattress Firm Outlet, Sport Clips, Elite Nails and Hair Salon, Advance America, UPS Store and Quiznos. Grapevine Crossing is located at the southwest corner of Ira E. Woods Avenue and State Highway 114. This high profile site has excellent visibility and access from both major thoroughfares. It is located across from the Towne Center retail development and adjacent to the Don Davis automobile dealership site. The Super Wal-Mart and Sam's Club developments are located directly across State Highway 26 from Grapevine Crossing, making this retail center one of the most powerful and sought after locations in Grapevine.



Grapevine Crossing

### **Lone Star Crossing**

In 2006, a new 120,000 square foot shopping center at the northeast corner of State Highway 121 and Grapevine Mills Parkway began construction. This well situated development is directly east of Grapevine Mills Mall across Grapevine Mills Parkway. New businesses include Subways Sandwich Shop, LA Fitness, La-Z-Boy Furniture, Mattress Firm, Cracker Barrel Restaurant, Quizno's and Cartridge World. The Midnight Rodeo Nightclub is planned for 2007.



La-Z-Boy

### **Heritage Plaza**

A Heritage Plaza is located on the north side of Hall Johnson Road, west of State Highway 121. Tenants include Zu Roma Italian Restaurant, Cingular Wireless, Great Clips, Crystal Nails, Hands On Health Chiropractic Edward Jones, and Almar Jewlers. The excellent access and visibility of this center which



is located across Hall Johnson Road from the Tom Thumb Center on State Highway 121 have contributed to its immediate success.



Heritage Plaza

### **Farhat Plaza**

In 2006, a new shopping center opened at 3549 Grapevine Mills Parkway, just north of Grapevine Mills Mall. Farhat Plaza has begun to fill with tenants such as Aladdin Cleaners and Uptown Salon and Spa.



Farhat Plaza

### **Tourism**

The Grapevine tourism economy continued on a strong course with increased hotel occupancy retail sales and day visitors. Grapevine hotels lead the Dallas/Fort Worth area in occupancy, average rate and revenue per available room based on statistics provided by Smith Travel Research

The Grand Hyatt DFW completed a most successful first full year and Residence Inn by Marriott opened in late 2006. Opening in 2007 will be the Hilton Garden Inn and the spectacular 400 room and 85,000 square foot water park, Great Wolf Lodge. Plans call for an additional 200 rooms to be added after the property opens.

### **2006 Tourism Estimates**

The following estimates reflect the strong effect tourism has on the Grapevine economy. Visitor counts increased with the increase in the number of hotel rooms, attractions and the multitude of shopping and dining options available in the City.

<b><u>ATTRACTION</u></b>	<b><u>ANNUAL VISITORS</u></b>
Grapevine Mills Mall	13 Million
Bass Pro Shops Outdoor World	2 Million
Lake Grapevine	1.5 Million
Festivals/Events/Historic District	1.15 Million
Hotel Guests	627 Thousand
Grapevine Winery Visitors	242 Thousand
Heritage/Information Centers	156 Thousand
Grapevine Vintage Railroad	75 Thousand

Source: Grapevine Convention and Visitors Bureau

### **2006 Tourism Generated Sales**

The table below reflects the estimated sales produced by various aspects of the tourism trade in Grapevine.

## **2006 Tourism Generated Sales**

<b><u>ATTRACTION</u></b>	<b><u>SALES</u></b>
Grapevine Vintage Railroad	\$1,016,029
Convention Center	\$638,852
Food and Beverage Sales	\$56,582,199
Hotels	\$157,068,684
Retail Sales	\$1,652,800,000
<b>TOTAL</b>	<b>\$1,868,105,764</b>

Source: Grapevine Convention and Visitors Bureau

## **Festivals/Events**

- **Grapevine Market** – March through November
- **Thomas the Tank Train** – March
- **New Vintage Jazz Wine Train** – April
- **New Vintage Wine Trail** – April
- **Main Street Days** – May
- **Lake Grapevine Regatta's** – Year Round
- **Grapefest** – September
- **Butterfly Flutterby** – October
- **Polar Express Train** – December
- **ICE at the Gaylord Texan** – November/December
- **Carroll of Lights** – December
- **Parade of Lights** – December
- **Christmas on Main** - December



**Grapevine Main Street Days Festival**

## **Grapevine Wineries and Vineyards**

Grapevine's nine winery/tasting rooms continue to provide Grapevine with a most unique visitor attraction. The Grapevine wineries and vineyards are as follows:

**Cross Timbers Winery and Tasting Room** – 805 N. Main St. (817)488-6789

**Delaney Winery and Vineyards** – 2000 Champagne Blvd. (817)481-5668

**D'Vine Wine** – 409 S. Main St. (817)329-1011

**Homestead Winery** – 211 East Worth St. (817)251-9463

**Lone Star Winery Cellars** – 201 E. Franklin St. – (817)310-6388

**La Bodega Winery – Two Locations:**

Terminal A Opposite Gate A5 – (972)574-1440

Terminal D, Gate D14 in the South Village – (972)973 – WINE(9463)

**La Buena Vida Vineyards** – 416 East College St. (817)481-9463

**Su Vino Winery** – 120 South Main St., Suite 40 (817)416-9333



**D'Vine Wine**

## **Office Construction**

In 2006, new office development remained strong. Grapevine continued its reputation as a business and service center with the permitting of 127,306 square feet of new quality office space with a construction value of \$8,903,539. Grapevine's convenient and strategic location within the Metroplex will continue to drive the local office development market.

The new 2006 office projects are as follows:

<u>Project</u>	<u>Address</u>	<u>Square Feet</u>	<u>Construction Value</u>
NSA Corporation	932 Jean St.	3,000	\$240,000
Global Sky Office Plaza	520 E. Northwest Hwy.	11,290	\$675,000
Bank of The West	108 W. Northwest Hwy.	3,366	\$412,900
Pediatric Dermatology	1325 W. Northwest Hwy.	4,028	\$626,086
Timberline Office Park	2750 William D. Tate Ave.	5,975	\$313,311
Vineyards North	4101 William D. Tate Ave.	25,100	\$2,200,000
Ethicus Healthcare	4201 William D. Tate Ave.	61,614	\$12,000,000
Woodland Office Building	4400 State Highway 360	34,870	\$5,000,000
Grapevine Station (Office)	1026 Texan Trail	27,600	\$2,300,000
<b>2006 Total</b>		<b>176,843 s.f.</b>	<b>\$23,767,297</b>



**New Pediatric Dermatology Office**

## **Industrial Construction**

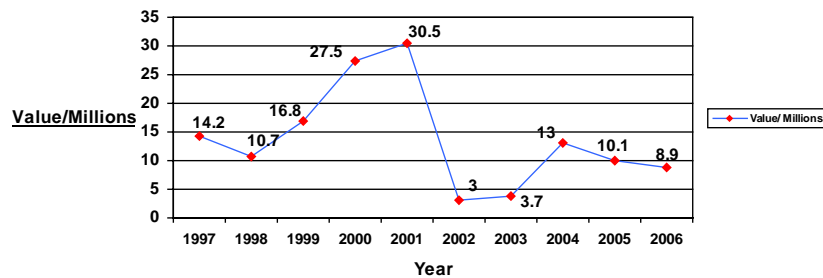
The industrial market in Grapevine has remained extremely healthy.

The new 2006 industrial project are as follows:

<b>Project</b>	<b>Address</b>	<b>Square Feet</b>	<b>Construction Value</b>
Esprey Animal Products	3250 Stone Myers Pkwy.	15,000	\$500,000
Industrial Shell Building	4251 State Highway 121	185,611	\$4,683,950
Grapevine on Main	925 S. Main St.	492,021	\$19,500,000
Agape World Group Warehouse	923 Minters Chapel Rd.	13,192	\$500,000
<b>2006 Total</b>		<b>705,824 s.f.</b>	<b>\$25,183,950</b>

Grapevine has gained recognition as an outstanding location for distribution, high-tech manufacturing and assembly businesses. The advantages include proximity to Mexican markets, Central Standard Time Zone, adjacency to DFW Airport, proximity to Alliance Airport and quick access to numerous state highways, including Interstate 35 which is designated as a NAFTA highway.

### Total Industrial Improvements



Source: City of Grapevine Building Permit Records

Tax advantages also play an important role in bringing industrial and manufacturing businesses to Grapevine. Most of Grapevine is located within a triple freeport tax exemption jurisdiction. The triple freeport exemption allows the City of Grapevine, Tarrant County and the Grapevine Colleyville Independent School District to exempt taxes on goods that have been acquired in or



imported into Texas to be forwarded out of the state within 175 days. There are no restrictions on the destination of such goods.

The following were new industrial businesses in 2006.

### ***Industrial Businesses***

<b><u>Name</u></b>	<b><u>Address</u></b>
Able Machinery Movers	637 Westport Pkwy., #212
Airgroup Express	801 Port America Pl., #B
Bee-Line Delivery	803 Port America Pl., #400
Bestway Logistics	755 Port America Pl., #315
Bicen Technology	1063 E. Northwest Hwy., #900
Black Hawk	755 Port America Pl., #380
Carpet Mill Outlet	752 Port America Pl., #100
Concert Logistics	755 Port America Pl., #355
Connections, Inc.	751 Port America Pl., #100
CSA Company	802 Port America Pl., #150
Door Control Services	512 E. Dallas Rd., #200
Eaton Electric Corp.	631 Westport Pkwy., #100
Esprey Animal Products	3250 Stone Myers Pkwy.
Express Line Corp.	800 Port America Pl., #200
Express Media	752 Port America Pl., #150
F.F. Development	1025 S. Main St., #305
Flying Food Group	1201 Minters Chapel Rd., #101
Grapevine Imports	1201 Minters Chapel Rd., #302
Heart of Texas Brokers	701 Hanover Dr., #450
Hellman Logistics	1200 Minters Chapel Rd., #300
Hellman Worldwide	612 E. Dallas Rd., #100
Hicks Lighting	751 Port America Pl., #810
Image Engineering	635 Westport Pkwy., #300
Imap Transport	1063 E. Northwest Hwy., #100
Impex GLS	763 Port America Pl., #207
Junk Dogs	755 Port America Pl., #385
Lafferty Business	750 Port America Pl., #250
Lynden Air Freight	749 Port America Pl., #300
MOL Logistics	750 Port America Pl., #300
Noritz America	720 Industrial Blvd., #200
Omni Logistics	1065 E. Northwest Hwy., #300
PAC Intl.	1200 Texan Trail, #310
Rotobrush	801 Hanover Dr., #650
SDV	701 Hanover Dr., #300
Service by Air	755 Port America Pl., #305
Shepherd Multimedia	512 E. Dallas Rd., #300
Target Logistics Service	701 Hanover Dr., #100
Tazmanian Freight	1063 E. Northwest Hwy., #400
Team Air Express	1104 E. Dallas Rd., #100
Terrie's Transport	751 Port America Pl., #600

TM Express	1220 Texan Trail, #210
Toula Mfg.	2551 Southwest Grapevine Pkwy.
Triple Play Services	1063 E. Northwest Hwy., #800
U-Freight America	751 Port America Pl., #820
Vitas Solutions	637 Westport Pkwy., #204
White Nile Express	749 Port America Pl., #550
Xpress Global	1063 E. Northwest Hwy., #600
Yamato Transport	755 Port America Pl., #345
Zak's Products	720 Industrial Blvd., #400

## **DFW Trade Center**

DFW Trade Center continued to thrive in 2006. It is home to businesses such as Pegasus, Gilitspur Exhibits, Keith Landsburg Company, Rockwell Medical, Wistron, YKK, Act Is, Verizon, Harland and Simmons Beautyrest.



**DFW Trade Center**

## **Heritage Business Park**

Heritage Business Park continued to prove itself as a powerful center for distribution and light manufacturing. Heritage Business Park contains tenants such as CAE Prestosim, Trans Trade, Henry Schein, Sullivan Schein Dental, PFS Web, Raytheon Aircraft Parts, Dallas Airmotive, ITS Global, Superior, SCSTUFF, Willett, ANEW, ZAK Products and Daltile.



Heritage Business Park

### ***Northfield Distribution Center***

The Northfield Distribution Center broke ground in 1998. It currently contains seven buildings with six of them fully leased. Northfield Distribution Center is located within minutes of DFW Airport and State Highways 114 and 121. Tenants include, DHL, Xpress, Ferguson Showroom, Associated Global Systems, NNR Aircargo Services, Factory Builder Stores, Schenker Stinnes Logistics, Airtrans, GE On Wing Support, DFDS Dan Transport, Pegasus Logistics, Evans and Wood Co., Tek Nek Toys, Diversified Freight Logistics, Expeditors, Hellmann and Stonepath Logistics.



Northfield Distribution Center

### ***Westport Business Park***

Westport Business Park is located just east of State Highway 360 and west of DFW Airport. Westport Business Park serves

companies as Espree Animal Products, Pinnacle Decorating Company, Eaton Electrical Sales, Chem Cal Inc., GameStop, LeMans Parts Distribution, Eagle Global Logistics and Able Machinery.



Espre Pet Products in Westport Business Park

### **International Airport Centre**

International Airport Center consists of two buildings totaling 455,508 square feet adjacent to Westport Business Park. It is within minutes of DFW Airport and numerous state and local highways that lead throughout the Metroplex. International Airport Center has been successful, bringing such tenants as Sears Logistics, Corinthian Doors, DHL/ Danzas, Panalpina and AIT Logistics.



International Airport Centre

## **J.A.G. Trade Center**

The 354,750 square foot J.A.G. Trade Center buildings at the northwest corner of Minters Chapel Road and Hanover Drive has become the home of Driessen, BBA, L & L Pro Pac, Air QC, SD U.S.A., Data Guard, BDP International, Uti, Tri Corp Metro, Rotobrush, Pella Windows and Doors, Air-Sea Forwarders, DL Bynum and Co., ULI, TNT Freight, UR Image and Target Logistics.

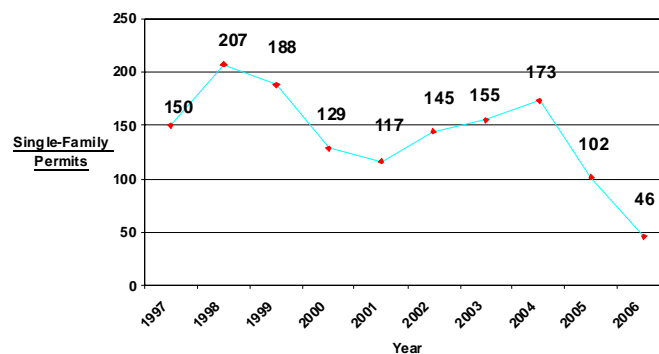


**J.A. Green Trade Center**

## **Residential Development**

Residential development remained active in Grapevine with the permitting of 46 single-family units in 2006. A total of \$16.9 million dollars in single-family residential construction, including additions and remodels, occurred in 2006

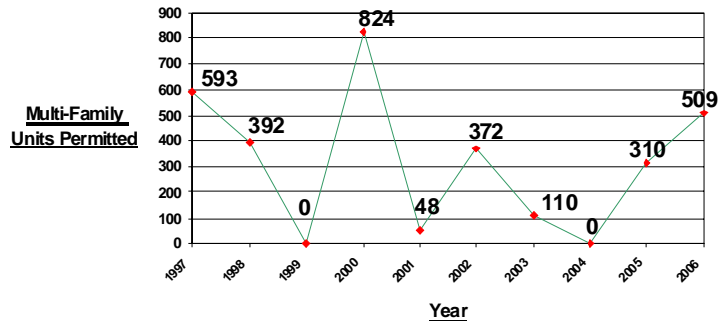
### **Single-Family Permits**



Source: City of Grapevine building permit records

A total of 509 multi-family permits were issued in 2006. The total value for new multi-family units and additions was \$36.3 million.

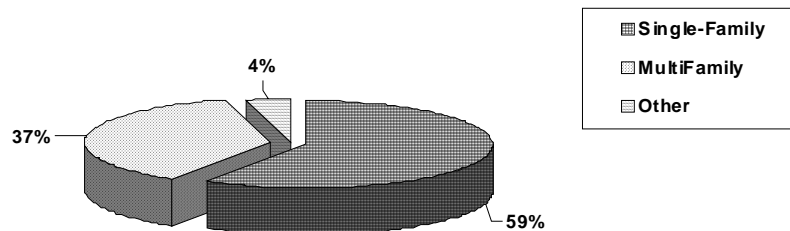
### Multi-Family Permits



Source: City of Grapevine Building Permit Records

Grapevine has a healthy mix of residential types with single-family units predominating. The current housing mix for Grapevine is as shown below.

### 2006 Housing Mix



Source: City of Grapevine Building Permit Records